

HAYDOCK ROAD

CATTERICK GARRISON

LOVE PROPERTY. 

LOVE THE JOURNEY





# Haydock Road, Catterick Garrison

Found on the popular estate 'The Chase', you'll arrive on Haydock Road, where you realise just what an ideal place you have chosen to live. Here you're close by to local shops, schools, and travel links, it's the ideal home for a growing family to make their own and you're a stone's throw from woodside walks and play parks perfect on a sunny day.





# Arrive home...

Pull up onto your driveway where there's space for multiple cars. It's time to head inside and relax, the handy WC to the right is an ideal place to hang your coat up before heading through to your living room.

Your living room is flooded with light from the French doors which lead out into your garden, the neutral design is perfect to match up with your large comfy sofas and favourite armchair. Imagine family nights in, wrapped up in front of your favourite film with a hot chocolate in hand. There's also space in here for a small dining set should you want somewhere to sit and enjoy dinner time with the family.

When you're feeling peckish, head into your kitchen where the unique flooring sets the scene for the room. The stylish design means it's ready for any chef to start cooking up a storm, the cabinets keep all your utensils and ingredients hidden away until a tasty dish is to be prepared. There's space in here for a small dining area too, should you want to.









## Bedtime bliss...

When it's time to head upstairs, you'll find two double bedrooms on the first floor. Both rooms offer a great space for your double bed and matching side tables, plus one of these rooms does have the added extra of an en suite shower room ideal for private mornings getting ready.

The family bathroom is also found on this floor and in here you have a built-in bath with an overhead shower, so you can enjoy a morning freshen up or a nice hot soak on colder nights.

Head up to the top floor where you'll find the main bedroom, there's ample space in here for your double bed, side tables and wardrobes. The neutral design means it's ready and waiting for someone to put their mark on and decorate to their hearts content.





## Step Outside...

For a breath of fresh air, step into your garden. The patio is an ideal spot for catching some rays, whilst children and pets play happily on the grass. Lounge out on your patio furniture while the BBQ heats up, friends and family will love coming over here to enjoy the sunshine.







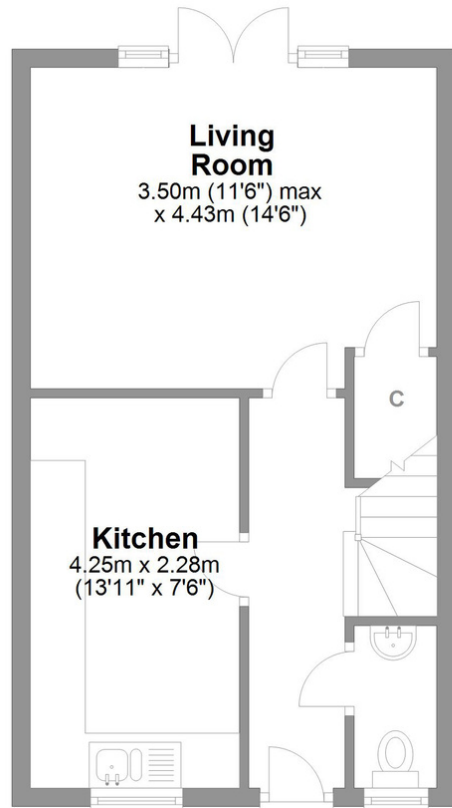
## Finer details

Postcode: DL9 4BN  
Freehold  
Council Tax Band: C  
EPC rating: B  
Gas Central Heating



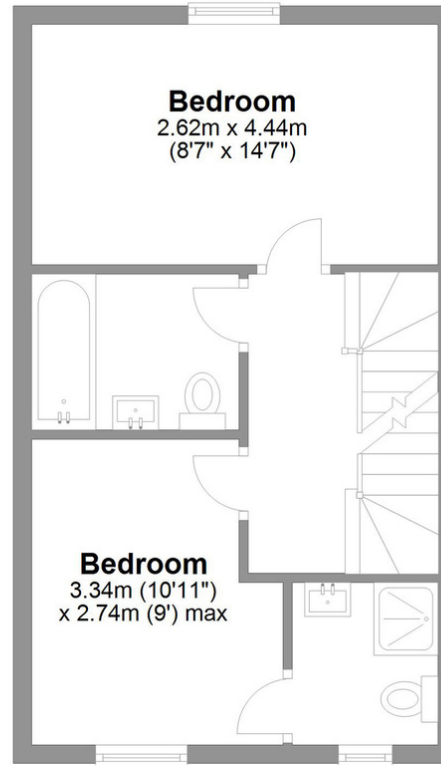
# Haydock Road Colburn

Total area: approx. 92.8 sq. metres (998.7 sq. feet)



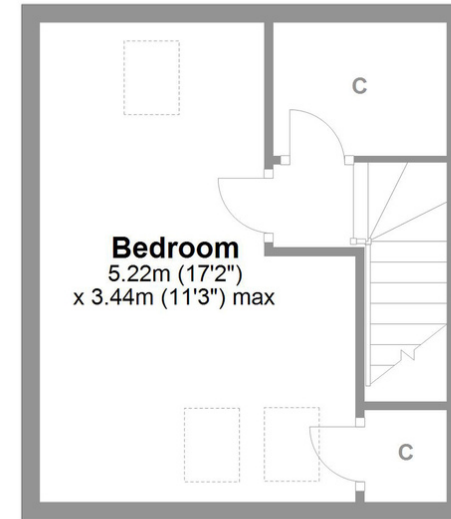
**Ground Floor**

Approx. 34.8 sq. metres (374.3 sq. feet)



**First Floor**

Approx. 34.8 sq. metres (374.3 sq. feet)



**Second Floor**

Approx. 23.1 sq. metres (249.0 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd